

**RUSH  
WITT &  
WILSON**



**Grey Habits Maple Walk, Bexhill-On-Sea, East Sussex TN39 4SR  
Guide Price £799,000**

**A very special three bedroom linked-detached converted stables adjoining beautiful countryside, situated in the highly sought after Cooden Bexhill, believed to date back to 1880 close the Cooden medieval moated house. This exceptional property comes with a stunning kitchen/ breakfast room complete with granite worktops and centre island, three double bedroom; each comes with their own en-suite bathroom, orangery with vaulted ceiling, gas central heating system, double glazed windows and doors, gymnasium conservatory, detached double garage with first floor studio, three reception rooms, reception hall, extensive private gardens, electric driveway gates, situated down private track, viewing comes highly recommended by RWW sole agents. Council Tax Band E**



### **Reception Hallway**

13'3 x 7'5 (4.04m x 2.26m)

With entrance door, windows to the side and rear elevations, covered radiator.

### **Living Room**

18'4 x 13'8 (5.59m x 4.17m)

Window to the front and picture window to the rear elevation looking onto the beautiful gardens, multi-fuel wood burning stove set on a stone plinth with oak mantel, three covered radiators, plantation blinds.

### **Kitchen/Breakfast Room**

18'4 x 19' (5.59m x 5.79m)

Stunning modern kitchen comprising granite worktops, high gloss finish base and wall units, inset one and half bowl sink unit with mixer tap, integrated dishwasher, Stoves 110 range cooker with induction hob, twin ovens with grill and additional warming drawers, extractor canopy and light, granite splashback, American style fridge/freezer, double radiator, tiled floor, island with circular wash hand basin, cupboards and breakfast bar area, concealed led lighting in skirting boards, under cabinets and ceilings, built in storage cupboard, larder cupboard with pull put inserts, windows to both side and rear elevations, with additional window and door to the front elevation.

### **Orangery**

20'9 x 17'4 (6.32m x 5.28m)

Pitched roof, sliding doors leading to raised decked areas, overlooking woodland, two double radiator.

### **Bedroom Two**

16'4 x 10' (4.98m x 3.05m)

Window to the side elevation, double radiator, built in wardrobe cupboards.

### **En-Suite**

Comprising walk in shower with chrome controls, chrome showerhead, folding glass door, heated towel rail, wc with low level flush, pedestal wash hand basin, tiled floor, tiled walls.

### **Bedroom Three**

13'7 x 10'6 (4.14m x 3.20m)

Window to the rear elevation, double radiator.

### **En-Suite**

WC with low level flush, freestanding wash hand basin set on vanity surface and cabinet with mixer tap, walk in double width shower with chrome shower controls and chrome showerhead, chrome heated towel rail, obscured glass window to the side elevation, tile floor, tiled walls.

### **Inner Hallway**

Window to the side elevation, stable door, double radiator.

### **Cloakroom**

WC with low level flush, corner wash hand basin. tiled walls, heated chrome towel rail, built in linen cupboard.

### **Bedroom One**

23'1 x 12'5 (7.04m x 3.78m)

An extensive range of fitted bedroom furniture comprising wardrobes, dressing table area, shelving alcoves, drawers, overhead storage compartments, windows to both the rear elevation with plantation blinds, additional window to the side, covered radiators.

### **En-Suite**

Comprising wc with low level flush, roll top bath with a hand shower attachment, chrome controls, walk in shower cubicle with showerhead and controls, wall mounted wash hand basin, chrome heated towel rail, travertine wall tiling, tiled floor, obscured glass window to the side elevation.

### **Conservatory**

16'8 x 8'6 (5.08m x 2.59m)

Enjoying a southerly elevation overlooking the rear garden, uPVC double glazed construction, French doors, tiled floor.

### **Outside**

#### **Grounds**

The property is accessed via an unmade track in a very private and secluded position, via electrically operated gates. Extensive off road parking is available on driveway and hard standing, carport, detached double garage with additional office room above and adjoining log store.

#### **Front Garden**

The front part of the grounds has a beautiful display of well planted raised flowerbed borders with roses, small trees and various kinds of plants. Brick built barbeque area with pizza oven and barbeque. The roman garden is

accessed via Roman columns with pergola and seating area, summer house with power and light, brick paved pathways lead to different areas of the landscaped and well thought out gardens, with a whole host of mature trees, shrubbery, plants of various kinds, enclosed with fencing to all sides, extending to the side and rear of the property, outside water tap.

#### **Rear Garden**

Private and secluded, with bricked paved pathways, well stocked shrub and flowerbeds, trees of various kinds, accessed via a wrought iron gate.

#### **Westerly Garden**

Mainly laid to lawn, accessed via a resin pathway, an allotment area that back out onto adjoining woodland, potting shed, flower and shrub beds with chip bark, enclosed with fencing to all sides, beautiful raised decked seating area, summerhouse with power and light and sun terrace to the front.

#### **Agents Note**

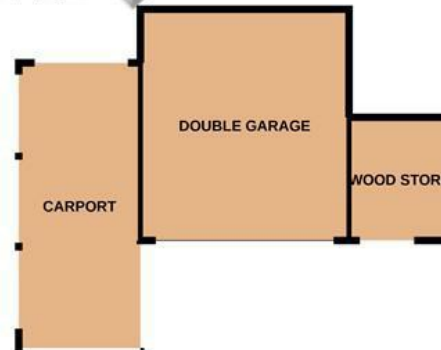
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
2117 sq.ft. (196.7 sq.m.) approx.

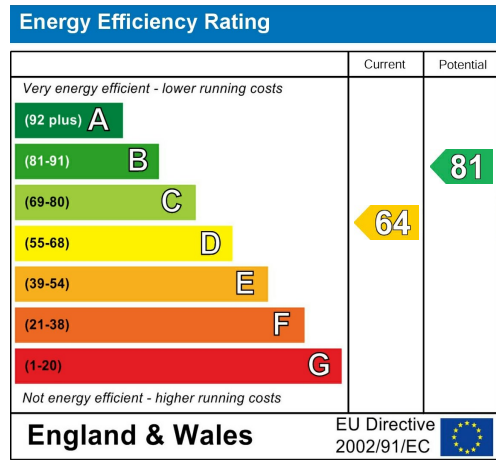
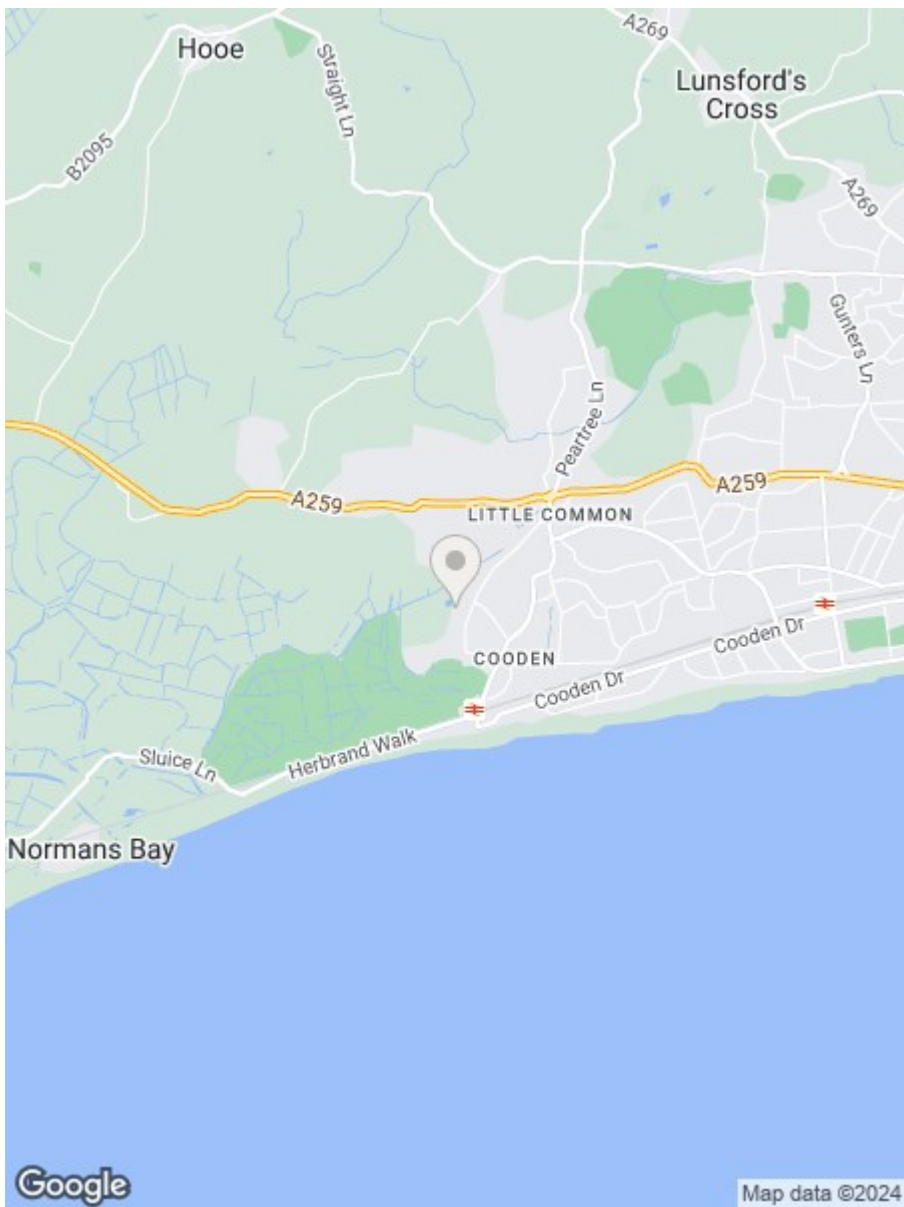


1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 2705 sq.ft. (251.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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